



MLS 6704276 Land

**\$169,000**

40 Acres  
Raw Land

TBD Co Hwy 40  
Menahga MN 56464

Status: Pending

**Description:**

Wildlife sanctuary on this 40 acre parcel just East of Wolf Lake. Tillable acreage ready for food plots, mature trees for great deer cover and water sources nearby make this a great piece to hunt. A great mix of smaller plots and wooded acres make this an ideal deer hunting option that allows multiple hunters to enjoy. Located just 4 miles East of Wolf Lake in hunting zone 241, which is well known for great deer numbers and the deer sign on this land is no different. There is an easement coming in from Co Hwy 40 that was well maintained. Whether you are looking for turkey, grouse, deer or just a peaceful setting tucked away, this offers it all.

**Additional Details:**

Lot Acres	40
Lot Dimensions	40AC
School District	821
Taxes	\$642
Taxes with Assessments	\$642
Tax Year	2025

**Additional Features:**

**Driving Directions:**

From Wolf Lake, E on Co Hwy 40, near the corner of Co Hwy 40 and 47, follow the sign S and follow the path around the field, keep right through the woods over the culver and into the property.



Listed By:  
Real Estate Results

Affinity Real Estate Inc. participates in the Regional Multiple Listing Service of Minnesota, Inc Broker Reciprocity (sm) program, allowing us to display other broker's listings on our website. All properties are subject to prior sale, change or withdrawal.



**Call Affinity Real Estate**

**218-237-3333**

**info@affinityrealestate.com**



**Affinity Real Estate - 600 Park Avenue South - Park Rapids MN 56470**





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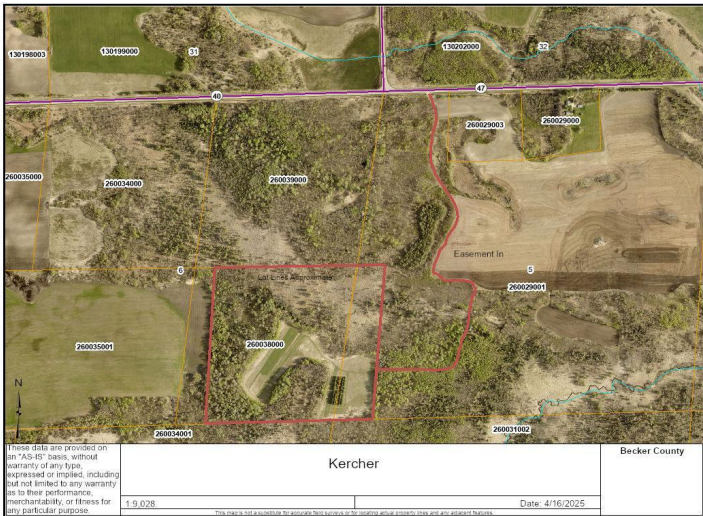
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